



CITY OF RENSSELAER PLANNING COMMISSION

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DATE: March 10, 2025

TIME: 6:30 PM

LOCATION: City of Rensselaer-City Hall, 62 Washington Street, Rensselaer NY

STAFF PRESENT

Thomas E. Hulihan, Director of Planning and Development
 Amy Lolik, Assistant Director of Planning
 Jason Scofield, Planning
 Jack Spath, Deputy Corporation Counsel

PUBLIC OFFICIALS PRESENT

Michael Stammel, Mayor
 Ann Burton, Alderperson

CALL TO ORDER

Ray Stevens, Chairman, called the meeting of the City of Rensselaer Planning Commission to order at 6:30 PM. Roll call was taken and it was determined that a quorum was present.

MEMBER	PRESENT	ABSENT
Ray Stevens	X	
Ed Schillaci	X	
Salena Dabbs	X	
George Farrell	X	
Tom Cardamone		X
Fred Weakley	X	
Frank McClellan	X	

Communication:

Tom Hulihan, Director of Planning and Development

- Rensselaer Rising Brownfield Opportunity Area Study/Designation – The plan was presented to and approved by the Common Council last week and now the City’s Notice of Intent (NOI) to apply for Designation is under a 30-day public comment period which began on March 6th, 2025.
- ADA Transition Plan-Pedestrian Infrastructure – This has been approved by the Common Council and the City will be applying for a Safe Streets for All (SS4A) Grant now that the plan has been adopted.
- Clean Mobility Planning Grant – The city in conjunction with LaBella has been working collaboratively on our recently awarded \$100,000 Clean Mobility Transit Study targeting



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solutions for both seniors and residents without reliable transportation to have micro-transit options for services such as grocery shopping and getting to the Senior Center. A public announcement from NYSERDA is forthcoming in the next week, at which time, the city will be eligible to advertise the award to the community.

- Grant Applications Underway (NYS Archives 2025 Grant, Hudson River Estuary Program for Conservation Overlay & Capital Improvement Grant, Safe Streets for All -SS4A)
- Grant Applications Submitted (BUILD, OSHA Training, Local Govt Grant & Food Access & Retail Expansion Fund, ZEV Infrastructure Grant, Farmers Market Resiliency Grant)
- Other Updates – 1701 Second St have withdrawn their application to add a 3rd unit.

OLD BUSINESS

- **Approval of Minutes** – February 10, 2025

Motion Made: Ed Schillaci made a motion to approve the February 10, 2025 regular meeting minutes as presented with a change of Salena Dabbs to abstain from voting record for 1/13/2025 Meeting Minutes. Salena Dabbs seconded the motion. The motion passed unanimously.

Voting Record (Approval of February 10, 2025 minutes):

MEMBER	YES	NO	ABSTAIN	RECUSE
Ray Stevens	X			
Ed Schillaci	X			
Salena Dabbs	X			
George Farrell	X			
Tom Cardamone	ABS			
Fred Weakley	X			
Frank McClellan	X			

NEW BUSINESS

- **49 Riverside Ave-** Bitumar USA, Inc. is seeking Site Plan Review and Special Use Permit to upgrade the property into a liquid Asphalt Terminal.

Aaron Westfall, P.E. presented the project to the Commission. He stated that there were still issues to be resolved with the owner on the lease that may impact use of existing facilities and shared permitting. Bitumar is looking to build 4 12' wide by 45' high tanks to store modified asphalt, which they will be making on the site. This modified asphalt is required when doing jobs for New York State and other customers. The trucks traffic will be mainly in the early morning hours. The applicant expected 2-3 trucks per week for delivery of the product needed to make the modified asphalt and 10-12 trucks per day stopping pick up the modified asphalt.



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In addressing questions from the Commission on odors and air quality Mr. Westfall stated that although not legally required, scrubbers will be added to the tanks to address these concerns. He also stated that DEC does annual inspections as well as random inspections to ensure the scrubbers are functioning properly. The Planning Commission requested that City staff inspect the dyke wall. The applicant is aware that the property is in the 100-year flood zone and will construct the bottom of the tanks at the proper height. They applicant will verify everything meets FEMA regulations. The applicant is aware that sewer hookup maybe an issue and will be using portable restrooms. The applicant stated that this will increase the City’s tax revenue and they expect to hire 5 full time workers.

Public Hearing: The public began at 7:08PM. The Planning Commission received one lengthy letter from a Sterling Environmental Engineering, P.C. Assistant Planning Director, Ms. Lolik stated that each member of the Planning Commission received a copy of the letter by e-mail prior to the meeting and in their meeting folder. Due to the length of the letter, she also inquired if present member of the public at the meeting would like the public comment read aloud, and/or would like a copy that she could provide. The submitted letter will remain on file in the Planning Department. No one responded to her offer. Mayor Michael Stammel asked about the retaining pond on the property and reminded the applicant all truck traffic must use the expressway not the community way on Riverside Ave. He also reminded the Council that the County was not amenable to providing septic to the property. The Public Hearing will remain open.

Motion Made: Ed Schillaci to table the application and leave the Public Hearing open. George Farrell seconded the motion and the motion passed unanimously.

➤ **Voting Record (49 Riverside Table Application & Leave Public Hearing Open):**

MEMBER	YES	NO	ABSTAIN	RECUSE
Ray Stevens	X			
Ed Schillaci	X			
Salena Dabbs	X			
George Farrell	X			
Tom Cardamone -absent	ABS			
Fred Weakley	X			
Frank McCullain	X			

ADJOURNMENT

Motion Made: George Farrell made a motion to adjourn the meeting at 7:15 PM. Ed Schillaci seconded the motion. Motion carried; meeting was adjourned.



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Voting Record: (Adjournment)

MEMBER	YES	NO	ABSTAIN	RECUSE
Ray Stevens	X			
Ed Schillaci	X			
Salena Dabbs	X			
George Farrell	X			
Tom Cardamone	ABS			
Fred Weakley	X			
Frank McClellan	X			

NEXT REGULARLY SCHEDULE MEETING

Monday, April 21, 2025 @ 6:30 PM, City Hall-1st Floor Conference Room. Applications are due by March 24, 2025. Incomplete applications will not be placed on the agenda.

RECORD OF DECISIONS

This official record of decisions of motions and votes from this meeting along with any conditions & stipulations of approval has been filed with the City Clerk and a copy maintained in Planning Department records.

Respectfully Submitted,

Thomas Hulihan
Director of Planning and Development